



## MINUTES

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, APRIL 5, 2007  
AT 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer:     *The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

### **1. CALL TO ORDER**

Chairperson Hughes called the regular meeting to order at 6:03 p.m.

Commission members present were: Mr. Johnny Bond, Mr. John Clark (Vice Chairperson), Mr. Robert Horton, Mr. Art Hughes (Chairperson), Mr. Ralph Davila, Mr. Michael Beckendorf, and Mr. Don Maxwell (Parliamentarian).

Commission members absent were: Mr. G. H. Jones and Mr. Michael Parks.

Staff members present were: Mr. Kevin Russell, Director of Development Services; Mr. Martin Zimmermann, Senior Planner; Mr. John Dean, Transportation Planner; Mr. Randy Haynes, Staff Planner; Ms. Janis Hampton, Assistant City Attorney; and Ms. Charmaine McKinzie, Planning Recorder.

### **2. HEAR CITIZENS**

No one came forward.

### **3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**

There was none.

**4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**

**A. Approval of minutes from the workshop and regular meetings on March 1, 2007.**

**B. CONSIDERATION – Master Plan MP07-02**

**J. Dean**

*Proposed master plan of Brazos Christian School Subdivision, consisting of 20.60 acres of land located at 3000 West Villa Maria Road in Bryan, Brazos County, Texas.*

**C. CONSIDERATION – Final Plat FP07-07**

**L. Guindi**

*Proposed final plat of Bryan Industrial Park Subdivision – Phases 3, consisting of 22.5 acres of land located on North Harvey Mitchell Parkway near the intersection with Phil Graham Boulevard in Bryan, Brazos County, Texas.*

**Commissioner Clark moved to approve the Consent Agenda. Commissioner Beckendorf seconded the motion.**

Chairperson Hughes asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote.**

*Commissioner Maxwell entered Council Chambers at 6:10 p.m.*

**REQUESTS FOR APPROVAL OF RESUBDIVISIONS**

**5. PUBLIC HEARING/CONSIDERATION – Replat RP07-02**

**J. Dean**

*Replat of Lots 9 thru 11, Block 7, Winters Addition, being 0.746 acres of land at the intersection of South Texas Avenue and Dodge Street in Bryan, Brazos County Texas.*

Mr. John Dean, Transportation Planner, presented a staff report (on file in the Development Services Department). Mr. John Dean advised the Commission that this was a request to replat three lots along South Texas Avenue at its intersection with Dodge Street into one lot for the purpose of opening an automobile sales business. Staff recommends approving this request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Horton moved to approve Replat RP07-02, as requested. Commissioner Bond seconded the motion.**

Chairperson Hughes asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote.**

**6. PUBLIC HEARING/CONSIDERATION – Replat RP07-04**

**R. Haynes**

*Replat of the remainder of Lots 1 thru 4, Block 1, McCullough's Addition, being 0.6 acres of land near the intersection of William Joel Bryan Parkway, Tatum Street and Bois D'Arc Street in Bryan, Brazos County, Texas.*

Mr. Randy Haynes, Staff Planner, presented a staff report (on file in the Development Services Department). Mr. Haynes advised the Commission that the applicant has requested to replat 0.6 acres which comprise the remaining parts of Lots 1 through 4 in Block 1 of McCulloch's Addition. The applicant has assembled ownership of the existing partial lots in order to develop the property for commercial use. The proposed replat meets all requirements and standards. Staff recommends approving this request.

The public hearing was opened.

Mr. David Ayers, of 1300 Anderson Street, Bryan, Texas came forward to let Commissioners know that he wants the area to look better than it has ever looked, with landscaping and fencing.

Mr. Rabon Metcalf, of 1391 Seamist Lane, College Station, Texas, applicant, came forward to speak in favor of the request. He stated that in conjunction with a proposed retail development at this location, the property owner will be installing a privacy fence, landscaping and sidewalks.

The public hearing was closed.

**Commissioner Bond moved to approve Replat RP07-04, as requested. Commissioner Davila seconded the motion.**

Chairperson Hughes asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote.**

**REQUESTS FOR APPROVAL OF VARIANCES (Commission has final approval; appeals may be directed to City Council.)**

**7. PUBLIC HEARING/CONSIDERATION – Planning Variance PV07-13**

**M. Zimmermann**

*A request for a 12-foot variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts, to allow construction of a new single-family residence planned to extend within 13 feet from the front property line at 708 East 21<sup>st</sup> Street, on the east 46 feet of Lot 5 in Block 76 of Bryan Original Townsite in Bryan, Brazos County, Texas.*

Mr. Martin Zimmermann, Senior Planner presented a staff report (on file in the Development Services Department) for Planning Variance PV 07-13 and Planning Variance PV 07-14 (regular agenda item #8) as both requests pertain to the same property. Mr. Zimmermann advised that, in this particular case, staff believes that the extraordinarily wide, unimproved local right-of way segments that adjoin this property will continue to provide a minimum degree of open space around the margin of this home site for the foreseeable future. 28 feet separate the subject property's front property line from pavement on East 21<sup>st</sup> Street. 26 feet separate the subject property's east side property line from

pavement on Pierce Street. Staff believes that approving the requested variances will therefore not be detrimental to the residential ambience of this older neighborhood of Bryan and recommends approving this request.

Responding to questions from the Commission, Mr. Zimmermann stated that the adjacent property is also currently vacant.

The public hearing was opened.

Mr. Roger Williams, of Southwest Homes, applicant, came forward to speak in favor of the request and to make himself available to answer questions from the Commission.

The public hearing was closed.

**Commissioner Clark moved to approve Planning Variance PV07-13, as requested, accepting the findings of staff. Commissioner Beckendorf seconded the motion.**

Chairperson Hughes asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote.**

- 8. PUBLIC HEARING/CONSIDERATION – Planning Variance PV07-14 M. Zimmermann**  
*A request for a 7-foot variance from the minimum 15-foot side building setback generally on residential lots adjoining a local street, to allow construction of a new single-family residence planned to extend within 8 feet from the east side property line at 708 East 21<sup>st</sup> Street, on the east 46 feet of Lot 5 in Block 76 of Bryan Original Townsite in Bryan, Brazos County, Texas.*

Mr. Zimmermann reminded Commissioners that they just approved the requested variance from the minimum front building setback on this property. Planning Variance PV 07-14 is a request to reduce the minimum building setback from the east side property line on this same property.

The public hearing was open.

No one came forward.

The public hearing was closed.

**Commissioner Davila moved to approve Planning Variance PV07-14, as requested, accepting the findings of staff. Commissioner Bond seconded the motion.**

Chairperson Hughes asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote.**

**9. PUBLIC HEARING/CONSIDERATION – Planning Variance PV07-15**

**R. Haynes**

*A request for a 28-foot variance from the minimum 50-foot driveway throat depth required on properties adjoining arterial streets, to allow a new driveway with a planned throat depth of 22 feet at 100 Tatum Street, on Lot 1R, Block 1 of McCulloch Subdivision in Bryan, Brazos County, Texas.*

Mr. Randy Haynes, Staff Planner, presented a staff report (on file in the Development Services Department). Mr. Haynes advised the Commission that the property is assembled from remaining portions of lots 1 through 4, block 1 of McCulloch's Addition and located between William J Bryan Parkway, Tatum Street and Bois D'Arc Street in Bryan. The owner, Mr. Rivera, desires to develop this area to accommodate a planned retail center. The applicant is requesting a 22-foot variance from this standard to be able to construct a driveway access to William J. Bryan Parkway with a throat depth of 28 feet. Staff recommends approving the request.

Responding to questions from the Commission, Mr. Haynes advised that the site plan for the proposed retail center is conditionally approved, pending approval of this variance request, and that the privacy fence is required because of adjacent residences.

The public hearing was opened.

Mr. David Ayers, of 1300 Anderson Street, Bryan, Texas came forward to let the Commission know that he wants the area to look better than it has ever looked and that he wants his home to stay a home.

Mr. Rabon Metcalf, of 1391 Seamist Lane, College Station, Texas, applicant, came forward to speak in favor of the request and to make himself available for questions of the Commission.

The public hearing was closed.

**Commissioner Maxwell moved to approve Planning Variance PV07-15, as requested, accepting the findings of staff. Commissioner Beckendorf seconded the motion.**

Chairperson Hughes asked if there were any discussion.

Commissioner Davila stated that he thinks this proposed development is good for the area and that this is not an easy site configuration to work with.

**The motion passed with a unanimous vote.**

**REQUEST FOR APPROVAL OF REZONING (Commission makes recommendation; City Council has final approval.)**

**10. PUBLIC HEARING/CONSIDERATION – Rezoning RZ07-16**

**M. Zimmermann**

*A request to change the zoning classification from Residential District – 7000 (RD-7) to Residential - Neighborhood Conservation (R-NC) on all 128 lots in the Culpepper Manor Subdivision – 1<sup>st</sup> Installment, located in Bryan, Brazos County, Texas.*

Mr. Martin Zimmermann, Senior Planner, presented a staff report (on file in the Development Services Department). Mr. Zimmermann advised the Commission that the property owners within the

Culpepper Manor Subdivision, First Installment have submitted a complete petition for a City-initiated zoning change from Residential District – 7000 (RD-7) to Residential Neighborhood Conservation District (R-NC) on all 128 lots in this subdivision phase. The subdivision plat for this subdivision phase was recorded in July of 1955. Staff recommends approval.

The public hearing was opened

Mr. J.W. Kornegay, of 709 Esther Boulevard, Bryan, Texas, came forward to speak in favor of the request.

Mr. Joe Hanover, of 2100 Vinewood, Bryan, Texas, came forward to speak in favor of the request.

The public hearing was closed.

**Commissioner Bond moved to recommend approval of Rezoning RZ07-16, as requested, accepting the findings of staff. Commissioner Horton seconded the motion.**

Chairperson Hughes asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote.**

## **11. COMMISSION CONCERNS**

There were none.

## **12. ADJOURN**

Without objection, Chairperson Hughes adjourned the meeting at 6:53 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the 19<sup>th</sup> day of **April, 2007**.

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Art Hughes, Chairperson  
Planning and Zoning Commission  
City of Bryan, Texas

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Lindsey Guindi, Planning Manager and  
Secretary to the Planning and Zoning  
Commission